

**NOTICE OF PUBLIC HEARING
WORCESTER COUNTY
BOARD OF ZONING APPEALS
AGENDA**

THURSDAY APRIL 13, 2023

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held in-person before the Board of Zoning Appeals for Worcester County, in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland.

6:30 p.m.

Case No. 23-19, on the lands of John Willett, requesting an after-the-fact variance to the rear yard setback from 30 feet to 28.6 feet (to encroach 1.4 feet) for an open deck in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) & ZS 1-305 located at 3 Knight Terrace, Tax Map 21, Parcel 224, Section 10, Lot 1262, Tax District 3, Worcester County, Maryland.

6:35 p.m.

Case No. 23-34, on the lands of Brett Costello, requesting a variance to the rear yard setback from 30 feet to 12.8 feet (to encroach 17.2 feet) for an extension of an existing deck in the R-3 Multifamily Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305 located at 86 Lookout Point, Tax Map 16, Parcel 41, Section 4, Lot 85, Tax District 3, Worcester County, Maryland.

6:40 p.m.

Case No. 23-35, on the lands of Leslie Steele, requesting a variance to the rear yard setback from 50 feet to 30 feet (to encroach 20 feet) for a proposed single family dwelling in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305 located on Mason Road, about 2,461 feet south of the intersection with Orchard Road, Tax Map 41, Parcel 58, Block B, Lot 9, Tax District 3, Worcester County, Maryland.

6:45 p.m.

Case No. 23-32, on the lands of Charles Shorley, requesting a variance to the rear yard setback from 50 feet to 28 feet (to encroach 22 feet) for a proposed deck addition in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305 located at 10128 Silver Point Lane, Tax Map 26, Parcel 234, Tax District 10, Worcester County, Maryland.

6:50 p.m.

Case No. 23-31, on the lands of Julie Langan, requesting an after-the-fact special exception to allow an 8 foot tall fence in a rear yard in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-205(b)(2) and ZS 1-305(k)(3)B, located at 10651 Piney Island Drive, Tax Map 15, Parcel 218, Lot 25, Tax District 5, Worcester County, Maryland.

6:55 p.m.

Case No. 23-33, on the lands of Franklin Berterman, requesting a variance to the front yard setback from 40 feet to the property line to 29.25 feet (to encroach 10.75 feet) for a proposed front covered porch in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305 located at 12290 Dixie Drive, Tax Map 10, Parcel 177, Lot 31, Tax District 5, Worcester County, Maryland.

7:00 p.m.

Case No. 23-18, on the application of Dylan Drew, on the lands of Robert Miller, requesting a variance to the rear yard setback from 30 feet to 23.26 feet (to encroach 6.74 feet) for a proposed deck extension in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305 located at 177 Teal Circle, Tax Map 16, Parcel 41, Section 4, Lot 276, Tax District 3, Worcester County, Maryland

7:05 p.m.

Case No. 23-37, on the application of Charles Holland, on the lands of Berlin Land, LLC, requesting a special exception to allow an 8 foot tall fence around a dumpster in a front yard setback in the C-3 Highway Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-305 and ZS 1-325 located at 11407 Samuel Bowen Blvd, Tax Map 26, Parcel 455, Lot 3B, Tax District 3, Worcester County, Maryland

7:10 p.m.

Case No. 23-8, on the lands of Robert Bradley, requesting a variance to reduce the Atlantic Coastal Bays Critical Area buffer from 100 feet to 35 feet (to encroach 65 feet), associated with a proposed fence, pursuant to Zoning Code §§ ZS 1-116(m) and ZS 1-305 and Natural Resources Code §§ 3-104(c)(4) and NR 3-111, located at 12422 Collins Road, Tax Map 9, Parcel 275, Lot 2, Tax District 5, Worcester County, Maryland.

7:15 p.m.

Case No. 23-9, on the lands of Stephanie Shockley, requesting a variance to reduce the Atlantic Coastal Bays Critical Area buffer from 100 feet to 72.5 feet (to encroach 27.5 feet), associated with the construction of a single-family dwelling, pursuant to Zoning Code §§ ZS 1-116(m)(1) and Natural Resources Code §§ 3-104(c)(4) and NR 3-111, located on Pheasant Road, about 1,140 feet south of Assateague Road, Tax Map 32, Parcel 353, Lot 2, Tax District 3, Worcester County, Maryland.

7:20 p.m.

Case No. 23-20, on the application of Eric Jones, on the lands of John Houk, requesting a modification to extend a waterfront structure in excess of the quarter distance of the water body width of 18.5 feet by 2 feet for a proposed platform and boatlift extending 20.5 feet channelward, pursuant to Zoning Code §§ ZS 1-116(m)(1) and Natural Resources Code §§ NR 2-102(e)(1), located at 2 Drake Drive, Tax Map 16, Parcel 42, Section 5, Lots 154 & 155, Tax District 3, Worcester County, Maryland